

# **EXHIBIT 1**



4. My role with CWCAM frequently involves supporting CWCAM's efforts as special servicer to FHLMC loans. This is one such situation.

5. The facts set forth herein are based upon my personal knowledge and are true and correct.

6. This Declaration supplements the Affidavit dated May 10, 2024 and submitted to the Court on May 13, 2024 (Dkt. No. 2-2) that I provided in support of Plaintiff's Emergency Motion for Appointment of a Receiver and Related Injunctive Relief (Dkt. No. 2).

7. In place of Matthew D. Mason of Riveron RTS, CWCAM now recommends that the Court appoint Mr. Sal Thomas of Tarantino Properties, Inc., 7887 San Felipe, Suite 237, Houston, Texas 77063 as receiver over Arbor Terrace at East Cobb, located at 886 NE Johnson Ferry Road, Marietta, Georgia 30068 (the "**Property**").

8. CWCAM has worked with Mr. Thomas on numerous occasions and believe he is both well qualified and well situated to serve as receiver for the Property. A true and correct copy of Mr. Thomas' brief biography and listing of Tarantino's selected experiences are attached as **Exhibit A**.

9. I declare under penalty of perjury that the foregoing is true and correct.

Executed this 24<sup>th</sup> day of May, 2024

  
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ARIEL LEVIN

# **EXHIBIT A**

## Sal Thomas, CPM | Executive Vice-President



Sal Thomas, CPM, is the executive vice-president of Tarantino's multifamily operations. With more than 33 years of multifamily management expertise, his experience includes work with conventional, public housing, senior living, student housing,

REO and new development lease-up communities throughout the southern United States. Sal believes it takes a solid team with deep local market knowledge to successfully and effectively manage real estate. His dedication to that concept has helped him build a long-term, professional group of managers, leasing agents, and maintenance personnel.

Sal has been with Tarantino since 1989, and in more than 30 years with the company, his strong communication with property owners has helped him gain a unique understanding of clients' short- and long-term objectives. In addition, Sal has managed real estate for a variety of clients including private investors, banks and national institutional investors. Sal matches the right team with the right property—with the ultimate goal of enhancing client investments and overall property performance.

His high-energy attitude, team approach, and dedication to excellence have translated into success for Tarantino and its clients. Sal is skilled at directing renovation and rehab assignments, and has managed millions of dollars of construction renovations.

Sal earned his Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and holds a Texas Real Estate Broker's license. He has served as a court-appointed receiver for numerous properties for national institutional investors, and is on the Executive Committee for the Houston Apartment Association (HAA) and the Board of Directors for the Texas Apartment Association (TAA).



Tarantino’s current portfolio includes over 15,000 multifamily units throughout the United States.

Since 1980, Tarantino has had national experience and expertise in all types of multifamily communities including conventional, student housing, senior living and affordable housing. Our experience in receivership and management includes the following for Sal Thomas, CPM, Executive Vice-President for Multifamily:

MULTIFAMILY RECEIVERSHIP

NAME OF PROPERTY	PROPERTY ADDRESS	CITY, STATE	UNITS/ BEDS
Arbors at Bastrop Apartments	202 Childers	Bastrop, TX 78602	88
Bammelwood	2402 Bammelwood	Houston, TX 77014	226
Copper Creek	14222 Wunderlich	Houston, TX 77069	300
Glendale Park Apartments	8801 Gustine	Houston, TX 77031	810
Grason Falls	3500 Red Bluff	Pasadena, TX 77503	302
Mercedes Palms Apartments	685 Chapman St	Mercedes, TX	52
Oak Creek Apartments	3500 Decker Dr	Baytown, TX 77521	32
Oaks of Brittany	1201 Wilcrest	Houston, TX 77042	220
Regency Manor	5042 Wildflower Dr.	San Antonio, TX 78228	97
Riverbank Apartments	12261 Fondren	Houston, TX 77035	320
Sherwood Pines Apartments	4211 Sherwood Lane	Houston, TX	152
Weslow Manor	3803 Weslow	Houston, TX 77087	32
Worthington At The Beltway	1350 Greens Pkwy	Houston, TX 77067	382
Cedar Gardens	3810 Bonnie View Dr	Dallas, TX 75216	46
Chateau West	309 Root St	Killeen, TX 76541	52
Dutch Village Apartments	1507 Zuider Zee Dr.	Winstom- Salem, NC 27127	205
Lion’s Run Apartments	701 E. Central Expwy	Harker Heights, TX 76548	208
Dixie Square Apartments	223 N. Dixie Blvd	Odessa, TX 79761	108
Rock Creek Apartments	3020 N. 50th St	Fort Smith, AR 72904	56
Windgate Apartments	2900 W. Illinois	Midland, TX 79701	88
Cypress Point Apartments	1805 Hospital Drive	Jackson, MS 39204	207
Meadows at Ferguson	11760 Ferguson Road	Dallas, TX 75225	220
Colonial Manor	1823 Parsley Avenue	Pascagoula, MS 39567	88
Camille Village Apartments	2 Hurrican Circle	Pass Christian, MS 39571	86
The Bluffs	1810 Caroline Avenue	Junction City, KS 66441	544
Elm View	350 Elm Street	Reading, PA 19601	32
Chateau Village	412 Poplar Level Ct	Louisville, KY 40219	62
Avon Apartments	16840 Telegraph Road	Detroit, MI 48219	58
Chicago Crossing Apartments	18115 Fitzpatrick	Detroit, MI 48228	64
Greenfield Square Apartments	14811 Greenfield Rd	Detroit, MI 48227	48
Northbrook Apartments	9001 Southfield Hwy	Detroit, MI 48228	40
Rouge Valley Apartments	12830 -12870 Lahser Rd	Detroit, MI 48228	57
Baton Rouge & Mardi Gras Apartments	20611 W. Chicago St	Detroit, MI 48228	34
Big Country Chateau	6200 Asher Avenue	Little Rock, AR 72204	151
Hillsboro Townhouse Apartements	1600 E Short Hillsboro St.	El Dorado, AR 71730	152
Elevate at Med Center	7100 Ardmore Street	Houston, TX 77054	352
Eastside Lofts	1400 Cumberland Street	Little Rock, AR 72202	34

SENIOR LIVING COMMUNITY RECEIVERSHIP

NAME OF PROPERTY	PROPERTY ADDRESS	CITY, STATE	UNITS/ BEDS
Glenbrooke at Palm Bay	815 Briar Creek Blvd NE	Palm Bay, FL 32905	170
Lake Forest Park	2909 South 25th Street	Fort Pierce, FL 34981	127
Lewisville Estates	800 College Parkway	Lewisville, TX 75077	161
New Forest Estates	5034 New Forest Dr	San Antonio, TX 78229	226
The Barrington	901 Seminole Blvd	Largo, FL 33770	149
The Devonshire	220 Executive Dr	Hampton, VA 23666	155
Carolina Senior Gardens	990 Columbia Avenue	Irmo, SC 29206	66
Charter Senior Living of Glen Ellyn	190 Geneva Road	Glen Ellyn, IL 60137	46
Lake Wylie Assisted Living & Memory Care	4877 Charlotte Hwy	Lake Wylie, SC 29710	105
Falls River Court	1130 Falls River Avenue	Raleigh, NC 27614	38
Falls River Village	1110 Falls River Avenue	Raleigh, NC 27614	60
Knollwood Pointe	5601 Girby Road	Mobile, AL 36693	55
Northglenn Heights	11475 Pearl Street	Northglenn, CO 80233	172
Mountain View	1343 S Dora Street	Uklah, CA 95482	64
Greenhaven Estates	7548 Greenhaven Drive	Sacramento, CA 95831	105
Garnett of Casa Grande	510 E 8th Street	Casa Grande, AZ 85122	106
The Pointe at Kirby Gate	6480 Quince Road	Memphis, TN 38119	60
Pecan Ridge	10025 Anderson Mill Rd	Austin, TX 78750	50
Stone Valley Assisted Living & Memory Care	6155 Stone Valley Drive	Reno, NV 89523	66
Greenfield Assisted Living Of Spotsylvania	9300 Onyx Ct	Houston, TX 77030	64
Colonial Oaks at Braeswood	7800 North Stadium Drive	Fredericksburg, VA 22407	48
Colonial Oaks at Katy	21601 Provincial Boulevard	Katy, TX 77450	87
Colonial Oaks at First Colony	13825 Lexington Blvd.	Sugar Land, TX 77478	76

STUDENT HOUSING RECEIVERSHIP

NAME OF PROPERTY	PROPERTY ADDRESS	CITY, STATE	UNITS/ BEDS
1111 High	1111 High	Tallahassee, FL 32304	326
Brooks Landing	46 Richards Rd	Hempstead, TX 77445	60
Cottages of Cumberland Forest I	Greentree Ct	Tallahassee, FL 32304	84
Cottages of Glenda	1411 Rumba	Tallahassee, FL 32304	20
Cottages of Rumba	2474 Rumba	Tallahassee, FL 32304	24
Cumberland Forest II	1109 Greentree Ct	Tallahassee, FL 32304	7
Down Under	1600 Old Bainbridge Rd	Tallahassee, FL 32303	168
Osceola Village Residence	500 Chapel Dr	Tallahassee, FL 32304	456
Osceola Village Suites	500 Chapel Dr	Tallahassee, FL 32304	184
Sweet Bay Club	2309 Old Bainbridge Rd	Tallahassee, FL 32303	164
The Oasis	2677 Old Bainbridge Rd	Tallahassee, FL 32303	356
University Crest Apartments	1616 Royal Crest	Austin, TX 78741	105
University Garden	400 Putnam Dr	Tallahassee, FL 32301	320
University Lofts	680 W. Virginia St	Tallahassee, FL 32304	101
Villa Cortez	1834 Jackson Bluff	Tallahassee, FL 32304	138